



TOLLGATE FARM - CENTRAL MEADOW FINAL DRAFT MASTER PLAN

Final Recommendation by:

The City of North Bend Parks Commission and
Tollgate Farm Advisory Committee

Final Recommendation to:

The City Council of North Bend

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Prepared for:

City of North Bend, Washington

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PREFACE

The Central Meadow of Tollgate Farm has had a colorful and storied past, is currently a beloved community viewshed and iconic agricultural meadow, and can provide meaningful historic preservation, interpretive, educational, agricultural, and recreational opportunities for the community in the future. Understanding the story of this special piece of land, nestled within the beautiful Snoqualmie River Valley and present-day community of North Bend, is essential when determining how the Central Meadow could continue to be a special place for people. How can past uses of the site inform us now about contemporary uses that are appropriate for the site and meaningful for a community entrusted with its stewardship?

For thousands of years, travel across the Cascade Mountains included the crossing of the Snoqualmie River South Fork at this location. First by trail and later by road, Native Americans, Euro-Americans, miners, trappers, cattle drivers, explorers, railroad people, soldiers, business entrepreneurs, farmers, and tourists journeyed through the valley and crossed the river at this place. Tollgate Farm thus received its namesake from the “tolls” that were once collected at this site. The journeys that people took to and through this landscape have unalterably changed it. These changes have added to the ever-changing story that Tollgate Farm has to tell. This Master Plan process is a pivotal point in the ongoing story of Tollgate Farm - and the community has a chance to write the outline for many of the chapters to come.

As early as people began to travel through the site, many were drawn to stay. Native Americans in the valley likely maintained the site as a meadow and hunted the game it attracted. Since the first Euro-American visitor Samuel Hancock traveled through the valley in 1851, the region has changed dramatically and the site has been host to a variety of things— an early military fort, “tollgate”, hotel, store, dairy farm, crop field, grazing field, orchard, and farmstead.

Today, in the rush of daily life, most people speed by the site in their vehicles— with only time to take a quick glimpse of the open meadow and majestic view of Mount Si beyond. This Master Plan proposes to preserve those precious views while providing opportunities for people to explore the story the site can tell and to create new stories as time goes by.

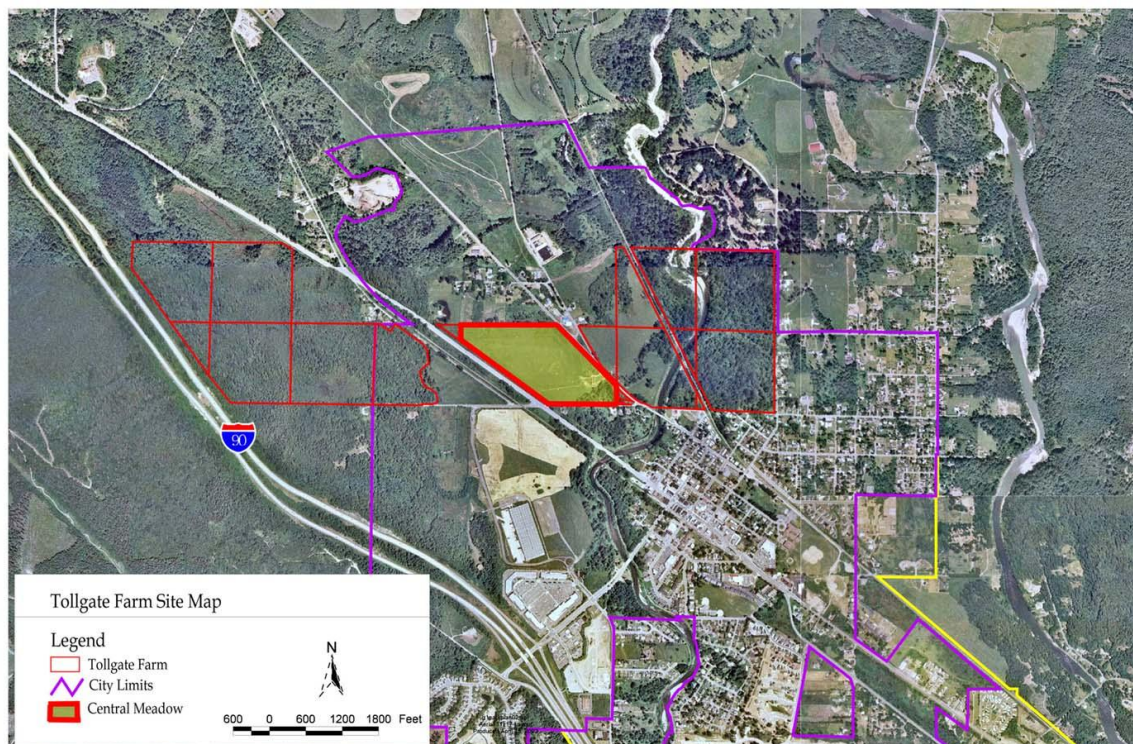
This Master Plan is a necessary step in the process of preserving, protecting, and enhancing this unique piece of land as the region continues to change. The challenge of this process is clear: Meeting the needs of the community for recreational and community gathering opportunities on site in a way that is sensitive to the past story of the site and meaningful to the story that can continue to be told.

The Tollgate Farm - Central Meadow Master Plan Report was commissioned by the City of North Bend Parks Commission (Commission) in cooperation with the Tollgate Farm Advisory Committee (Committee). The Commission and Committee, representing the broad interests of the community, collaborated to develop a Master Plan that complies with City of North Bend policy, meets community needs, and balances community priorities for open space, active recreation, agricultural preservation, trails, and historic preservation.

The Commission and Committee were directed according to Ordinance No. 1120, established by the City Council of North Bend, to produce a Master Plan for how Tollgate Farm - Central Meadow will be used by, and managed for, the community. According to Ordinance No. 1120,

“the City Council of the City of North Bend, Washington, finds it in the best interests of the City to purchase Tollgate Farm in order to save the farm from development and to preserve open space, protect wildlife habitat, provide community recreation fields, preserve views of Mount Si and retain the City’s rural character.”

The City Council adopted Ordinance No. 1120 in July 2001 as part of the process to place a bond measure on the ballot that would have allowed the City to generate tax revenue for the purchase of Tollgate Farm. When the bond measure narrowly failed (receiving 58 percent support of the required 60 percent) in September 2001, the City Council decided that the ballot results indicated a level of community support for the acquisition of Tollgate Farm, and other funding sources were identified for its acquisition.



Tollgate Farm was initially purchased by the Trust for Public Land (TPL), with the assistance of a private donation, to protect the property from development that would have unalterably changed the character of this historic landscape. The City of North Bend subsequently partnered with King County to purchase approximately 380 acres of Tollgate Farm in late 2001. King County purchased approximately 330 acres known as the east and west “bookends.” Approximately 38 acres, containing the pasture of the Central Meadow, was purchased jointly by King County and the City of North Bend. Approximately 10 acres, containing the historic farmhouse on the southeast portion of the Central Meadow, was purchased independently by the City of North Bend (City of North Bend, 2002). The property is currently being leased from the City of North Bend and King County to grow hay and raise cattle. There are currently about 50 head of cattle that graze the Central Meadow and other portions of Tollgate Farm east of SR 202.

The complexity of the funding process appears to have created varied perceptions within the community about how the property was obtained and for what reasons– ranging from the preservation of open space to the provision of active recreation facilities. The decisions of the Commission and Committee have been based upon information generated during a rigorous public input process designed to determine future needs of the community. The Commission and Committee felt compelled to reflect the range of recreational uses specified in Ordinance No. 1120 in the Preferred Site Plan and Final Draft Master Plan recommendation to City Council. It will be up to the discretion of the City Council whether the final recommendation for the Central Meadow continues to rely upon the parameters of this ordinance.

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ACRONYMS AND ABBREVIATIONS

ADA	Americans with Disabilities Act
CFT	King County Conservation Futures
Commission	City of North Bend Parks Commission
Committee	Tollgate Farm Advisory Committee
EIS	Environmental Impact Statement
EP-1	Employment Park-1
FEMA	Federal Emergency Management Agency
GMA	Growth Management Act
KCC	King County Code
KCD	King Conservation District
LDR	Low Density Residential
MPD	Metropolitan Park District
NB	Neighborhood Business
NBMC	North Bend Municipal Code
PHS	Priority Habitats and Species
POSPF	Parks, Open Space and Public Facilities
RCW	Revised Code of Washington
SEPA	State Environmental Policy Act
SOI	Secretary of Interior
SR	State Route
TPL	Trust for Public Land
UGA	Urban Growth Area
USFWS	U.S. Fish and Wildlife Service
WDFW	Washington Department of Fish and Wildlife
WSDOT	Washington State Department of Transportation

CHAPTER 1 - INTRODUCTION AND EXECUTIVE SUMMARY

A Parks Commission recreation survey of North Bend residents in 2000 identified the following as the two most important community goals associated with recreation and open space: (1) the retention of rural character, and (2) the preservation of large natural areas. Similarly, respondents identified the loss of natural features, such as open space and wildlife habitat, as the issue most likely to jeopardize their quality of life in North Bend. In addition, more than 76 percent of respondents to this survey felt that there was a need for additional recreation opportunities within the city, including organized sports facilities (City of North Bend, 2002). The desire of the North Bend community to preserve its rural character while providing needed recreation opportunities was evident throughout the planning process. This Master Plan accommodates a wide variety of public objectives, uses, and values and provides a balance of both the preservation of historically significant agricultural open space and the development of recreation facilities.

The Central Meadow, which is within North Bend city limits, is approximately a 49-acre component of the larger historic landscape of Tollgate Farm.. The master planning process in this report focuses on the 49-acre Central Meadow portion of Tollgate Farm and is referred to as the “Central Meadow.” When used, the name “Tollgate Farm” refers to the larger, 380-acre open space property of which the Central Meadow is a part of.

Goals and Objectives

From the beginning of the planning process, there were varying opinions as to what should happen at the Central Meadow. Consensus was reached by the Commission and Committee on a Master Plan that provides a balance between the preservation of existing resources and the provision of recreational opportunities. This balance is achieved through thoughtful site design and the segregation of uses geographically within the site, as demonstrated in the Preferred Site Plan (see Appendix 1). In review, the goal and objectives, which strive to balance preservation and recreation, are stated below.

Primary Goal for Tollgate Farm Central Meadow

To achieve an appropriate balance (as defined by the Commission and Committee with community input) between the preservation or rehabilitation of historic, cultural, and agricultural resources and the provision of active and passive recreation opportunities. Refer to Appendix 22 for definitions of preservation, rehabilitation, restoration, and reconstruction according to The Secretary of the Interior’s Standards (SOI Standards) for the Treatment of Historic Properties (National Park Service, 1995). These terms are used with consistency throughout the report with regard to their definitions.

Agricultural Preservation Objectives

- Retain the rural character and viewshed of the pasture/meadow.
- Preserve the agricultural heritage of land.

Historic/Cultural Preservation Objectives

- Rehabilitate the historic farmhouse.
- Protect the cultural and historic resources of the site.

Habitat Conservation and Rehabilitation Objective

- Conserve existing and rehabilitate degraded wetland, stream, and upland forest habitats for wildlife.

Recreation Objectives

- Create a place for all people, all ages, and all abilities– for the community.
- Provide multi-use fields for the growing demands of the community.
- Link the site to other trails in the community.

Site Use Constraints from Funding Sources

The acquisition of the Central Meadow from the Trust for Public Land (TPL) required various funding sources. One of the funding sources utilized by the City of North Bend was King County Conservation Futures (CFT). CFT funds assist municipalities in obtaining lands for the purpose of preserving natural features, scenic qualities, historic cultural resources, and passive recreation opportunities. CFT helped to fund the purchase of 35 of the 48.7 acres of the Central Meadow. Due to restrictions related to the use of CFT funds, future use of the Central Meadow for active recreation can only occur on 13.7 of the 48.7 total acres. General conditions required for lands purchased using CFT funds include:

- The property must meet the definition of lands under the Revised Code of Washington (RCW) 84.34.020, with which the Tollgate Farm site complies.
- Future use of the property is restricted to low-impact, passive-use recreation. Development of facilities to support organized/structured athletic activities such as ballfields is not allowed. Future use is also limited to non-motorized use, except for those activities necessary to maintain and protect open space resources.
- A maximum of 15 percent of the total surface area may be developed or maintained with non-vegetative impervious surfaces, if necessary to protect open space.

Additional information about funding sources for Tollgate Farm is located in Chapter 3, Table 3.1. Supplementary information about the CFT funding source, including the RCW 84.34.020 definition of open space, can be found in the Tollgate Farm Central Meadow “Owner’s Manual,” a technical document compiled by Sara Sayles, Special Projects Coordinator for the City of North Bend (City of North Bend, 2004).

General Development Concepts

To balance recreation needs while conserving the scenic views and agricultural and historic heritage of the site, a gradient of uses is proposed from the northwest corner to the southeast corner of the site. This gradient includes both active and passive recreation (approximately 20 percent of the site, in the northwest corner), agricultural meadow preservation (approximately 50 percent of the site, in the center of the site), rehabilitated

Phase I includes:

- Multi-use fields and associated facilities (parking, restrooms, play area, and picnic area).
- Gravel trail system.
- Heirloom apple tree rehabilitation.
- Pasture delineation and fence.
- Farmhouse rehabilitation.
- Farmstead improvements including removal of invasive species near the house, tree pruning, gravel lot and access drive improvements.
- Riparian wetland enhancement.
- Ribary Creek stream rehabilitation.
- Invasive species removal and native species revegetation associated with Ribary Creek and the forest.

- Farmstead developments including public lawn area, gravel and reinforced grass parking area, heirloom orchard, farmers' market area, and historic gardens.



Active and Passive Recreation Area (Northwest Portion of Site)

The Central Meadow, a scenic agricultural pasture, has unobstructed views of Mount Si and the Cascade Mountains and is considered a local and regional rural icon. To maintain this visual amenity, particularly from travel along W. North Bend Way, proposed development was concentrated in the far northwest corner of the site. This includes recreation facilities including three multi-use fields (three ballfields and two soccer fields) and associated elements such as backstops, restrooms, picnic area, and a play area. Additionally, parking associated with the multi-use fields is proposed in the far northwest corner of the site at an elevation below the grade of W. North Bend Way in order to minimize its visual impact from vehicles traveling along the road.

Pasture Area (Central Portion of Site)

The site is currently managed by the lessee of the property for agricultural purposes. The Final Draft Master Plan proposes a continuation of a restructured lease between the City of North Bend and the lessee that allows for the decrease in land available for grazing activities. More than 24 acres of pasture would be preserved according to the Final Draft Master Plan. In addition, it is recommended that the Commission and Committee form a Tollgate Farm Preservation Association (similar to that



of nearby Meadowbrook Farm) from appropriate stakeholders, in order to plan for and manage a successful farm for the City of North Bend. It is recommended that the proposed preservation association work closely with the King Conservation District (KCD) for the development of a Farm Plan. See Chapter 5 - Management and Maintenance Plan, for a description of KCD Farm Plans.

Farmhouse/Farmstead Area (Eastern Portion of the Site)

The farmhouse and immediately surrounding grounds, known as the farmstead, are historically significant and provide an opportunity for interpretation and education related to some of the earliest Euro-American history in the upper Snoqualmie Valley. The site is named for the tolls that were collected at the site for travel back and forth over the Snoqualmie Valley Wagon Road, the first road to cross the Cascade Mountains.

The City plans to rehabilitate the Queen Anne-style farmhouse. Tonkin Hoyne Lokan, an architecture firm, has been contracted by the City to develop a rehabilitation plan for the house. The farmhouse appears to be a Radford "Design No. 3" according to the City of North Bend Landmark Registration Form (2002). Phase I of the Final Draft Master Plan for the area surrounding the farmhouse would have little to no development occurring and only for improvements to the farmstead. Future site improvements and development around the farmstead will depend on how the historic farmhouse is to be used, the needs of the community for the area as determined by the City of North Bend, and the review process with the King County Landmarks Commission. In a later phase

(Phase II), the farmstead could be used as a public gathering space for community events in addition to supporting the agricultural operations of the lessee. Farmstead improvements, both initially and in a later phase, should be done in a manner consistent with the character of farmstead through the use of appropriate materials (such as gravel versus asphalt for parking) and rural design styles according to the guidelines provided by SOI Standards for the Treatment of Historic Properties (National Park Service, 1995)



Ribary Creek and Forest (Southeastern Portion of the Site)

The wooded natural area in the southeast corner of the site is currently afflicted by significant invasive plant communities and cattle which have trampled the right bank of Ribary Creek, particularly in the area of the State Route 202 (SR 202) underpass. An excellent opportunity exists in this riparian corridor to improve wildlife habitat through rehabilitation efforts. First, cattle should be restricted from this area. Second, invasive species such as blackberry should be removed, replaced with native shrub and tree species, and managed to limit the re-establishment of invasives.

The following table summarizes proposed improvements for the Central Meadow of Tollgate Farm in the Preferred Site Plan and Final Draft Master Plan Report. Phasing of improvements is recommended as indicated in the table below.

Table 1.1 Summary of Proposed Improvements for the Central Meadow.

Active & Passive Recreation Area (Phase I)	
•	2 full-size ballfields (300 feet) with backstops
•	1 small size field (220 feet) with backstop
•	2 regulation size soccer fields (360 feet by 200 feet)
•	Parking area with trees- approximately 90 spaces
•	Restroom/equipment storage structure
•	Sewer, water, power for structure
•	2 picnic areas- 11 tables total
•	Children's play structure
•	Gravel trails: 6-8 feet wide
•	Improved vegetation screening (north)
•	Trail connections to Meadowbrook Farm
Pasture Area (Phase I)	
•	24 acres of pasture preserved
•	Perimeter gravel trail: 6-8 feet wide
•	Heirloom apple tree rehabilitation along W. North Bend Way
•	Viewshed of pasture and Mount Si preserved

Farmhouse/Farmstead Area (Phase I)
• Rehabilitated farmhouse
• Farmstead cleaned up, brush removed, trees pruned
• Current gravel access road and lot improved
• Gravel trail along historic wagon road and new footbridge
• Recreation trail and cattle path through SR 202 underpass
Habitat Rehabilitation in the Ribary Creek Area (Phase I)
• Invasive species removal and native plant revegetation
• Riparian forest protection and enhancement
• Stream rehabilitation & bank stabilization
• Riparian wetland enhancement
• Fencing to restrict cattle
• Trails and boardwalk
Farmhouse/Farmstead Area (Phase II)
• Small public gathering lawn
• Farmers’ market staging area
• New gravel entry drive and reinforced grass parking
• Heirloom apple tree orchard
• Historic/heirloom garden beds
• “Gateway” sign feature
• Gravel trails

CHAPTER 2 - PLANNING PROCESS

The Tollgate Farm - Central Meadow Master Plan will guide long range management of a cherished community resource. The Master Plan was commissioned by the City of North Bend Parks Commission and overseen by the Tollgate Farm Advisory Committee. The Committee included Commission members and citizen and agency representatives, appointed by the Parks Commission to represent of a variety of interests. The Committee's role was to assist in developing, evaluating, and recommending a Preferred Site Plan. The planning process was designed to solicit input from the broader community on issues, alternatives, and preference. The objective was to reach community consensus on a contextually sensitive Master Plan that has the support of the Commission and Committee, City Council, and the community as a whole. The following tasks summarize this planning process.

Public outreach included meetings, mailing, press coverage, surveys, and static displays. Monthly meetings were held throughout the planning process. All meetings were advertised and open to the public with a few receiving press in the local community paper (see Appendix 18).

Task 1 - Project Start-Up

The objective of this task was to begin the discussion among stakeholders and applicable agencies about the future use of the site. At the September 17, 2003 meeting, the Commission and Committee reviewed project goals and objectives, stakeholders, the proposed planning process, and committee member responsibilities. A draft program of potential site uses was developed, including a list of elements to be preserved, enhanced, or developed. This discussion served as the basis for development of two preliminary alternative site plans.

Stakeholders

The Commission and Committee identified various stakeholders that should be part of the Master Planning process including but not limited to:

- North Bend Parks Commission
- Tollgate Farm Advisory Committee
- Agricultural interests (including current lessee)
- City of North Bend Parks Department
- City of North Bend Landmarks Commission
- City of North Bend Public Works Department
- Community members
- Grantors
- Historical Museum/Interests
- King County
- King County Landmarks Commission
- Little League
- Meadowbrook Farm Preservation Association

- Miller Family
- Miller Land and Timber Company
- Mountains to Sound Greenway
- Neighbors
- Soccer Association
- Tribes
- Trust for Public Land
- Washington State Office of Archaeology and Historic Preservation
- Western Employment Park

Issues/Goals

Issues and goals identified by the Commission and Committee included the following:

- Achieve community consensus
- Comply with all deed restrictions
- Comply with requirements of the State Environmental Policy Act (SEPA)
- Comply with existing plans and codes (North Bend)
- Be sensitive to cultural and historic Native American aspects
- Encourage tribal involvement
- Retain the character of the meadow
- Balance conservation and recreation
- Rehabilitate architecture (existing farmhouse)
- Preserve wetland, stream, and upland forest habitat,
- Respect the agricultural heritage of land
- Manage/remove exotic plant species and rehabilitate with native species
- Facilitate a coordinated effort
- Link the site to other trails in the community with trails of consistent character
- Create a place for all people, all ages, and all abilities– for the community

Program Elements

The Commission and Committee rated the relative importance of program elements from low (1) to high (5). See Table 2.1 for results. The purpose of the exercise was to gain an understanding of the participants' priorities rather than to "vote." This information provided direction for the development of two preliminary alternative site plans.

Table 2.1 Program Elements Identified by Commission and Committee.

<u>PROGRAM ELEMENT</u>	<u># OF RESPONSES</u>	<u>RESPONSE RANGE</u>	<u>AVERAGE</u>
Wetland enhancement	7	2-4.5	4
Stream restoration	8	2.5-4.5	4
Soft multi-use trails	8	3.5-5	4
Restrooms	7	3.5-5	4
Wildlife corridor/connectivity	8	3-5	4
Trail connections	8	2-5	4
P-patch as agriculture preservation	7	2-5	4
Habitat conservation	8	2.5-4.5	3.5
Alternative transportation parking	3	3.5	3.5
Softball fields	8	2-5	3.5
Soccer fields	8	1.5-5	3.5
Continue/preserve agriculture	8	2-5	3.5
Multi-use fields	7	2.5-4.5	3.5
Baseball fields	8	1.5-5	3.5
Retain view of meadow from roads	8	2-5	3.5
Sensory garden for the blind	4	2-5	3
Parking	7	1-4.5	3
Stormwater mgmt/flood control	7	1.5-3.5	3
Picnic areas	7	2.5-3.5	3
Children's play area	7	1.5-3.5	2.5
Interpretive facilities	8	1.5-3	2.5
Museum	7	1-3	2.5
Football fields	7	1-3.5	2
Climbing wall	5	1-2	1.5
Paved multi-use trails	8	1-2	1.5

Task 2 - Site Opportunities and Constraints

The objective of this task was to gain a thorough understanding of site context, regulatory framework, and natural and human factors associated with the site. This was accomplished through site visits, consultation with individuals familiar with the site, and review of existing documents associated with the site.

The consultant team, consisting of an ecologist, landscape architect, and recreation planner, visited the site and conducted a thorough analysis of the site and surrounding properties. The regulatory framework was reviewed, including zoning, deed restrictions, and the latest Federal Emergency Management Agency (FEMA) floodplain maps to gain an understanding opportunities and constraints for development. Consultation with the City of North Bend was ongoing to make sure the planning process complied with all local and State requirements, including SEPA.

The opportunities and constraints were presented at the first community open house on October 22, 2003 (see Appendices 2, 3, and 4). In combination with the program goals and elements generated in Task 1, the opportunities and constraints provided the basis for the development of the preliminary alternative site plans.

Task 3 - Program Development and Evaluation of Preliminary Alternative Site Plans

The Committee and Commission were charged with the responsibility to oversee development of alternatives, evaluate and refine the preliminary alternatives, and recommend a preferred alternative to be carried forward for public comment. The public meeting was designed to engage the community and provide information to the Committee on public preferences. Committee members were also encouraged to solicit input informally from community members and their constituents. From the outset, the Committee and planning consultants were challenged to integrate a range of community values and at time conflicting priorities. Most notable were the differences between preservation and development interests. Reaching consensus required development of several alternatives (five total) over a seven month period.

The following table summarizes the planning process including timeline, reviews, and plans. The process is described in greater detail in the paragraphs following the table.

Table 2.2 Master Planning Process.

Task #	Date	Meetings/Reviews	Plans, Process, Decisions
1,2	Sept. 17, 2003	Committee Kick-off	Reviewed project goals and objectives for development of preliminary alternatives
3	Sept. 17 to Oct. 22		Preliminary Alternative Site Plans (2) developed
3	Oct. 22, 2003	Public Open House	Reviewed site plans and completed preference exercises
4	Oct. 22 to Nov. 18		Draft Preferred Site Plan (1) developed (a consolidation and refinement of Preliminary Alternative Site Plans)
4	Nov. 18, 2003	Committee Review	Review of Draft Preferred Alternative Site Plan and Open House exercise results
4a	Dec. 10, 2003	Committee Review	Request for additional alternatives
4a	Dec. 10 to Jan. 14		Refined Alternative Site Plans (2) (additional alternatives prepared at the request of the Committee based on 1) the Draft Preferred Alternative Site Plan and 2) a “minimal change” alternative
4a	Jan. 14, 2004	Committee Review	Review of Refined Alternative Site Plans and Draft Questionnaire
4a	Jan. 14 to Feb. 10	Public Display & Survey	Refined Alternative Site Plans (2) on public display board
5	Feb. 18, 2004	Committee Review	Review of Questionnaire comments and recommendation of a Preferred Site Plan (1)
5	Feb. 18 to Mar. 15		Preferred Site Plan (1) developed and Draft Master Plan Report written
5	Apr. 6, 2004	City Council Public Hearing	Public comment on the Preferred Site Plan and Draft Master Plan Report
6	Apr. 28, 2004	Committee Review	Review final recommendation to the City Council
6	Apr. 28 to May 18		Final Draft Master Plan completed
6	May 18, 2004	City Council Meeting	Final recommendation- Final Draft Master Plan presented to the City Council

Preliminary Alternative Site Plans

Preliminary Alternative Site Plans were developed based on an understanding of the site, community preferences, and the program elements identified by the Committee and Commission. The two Preliminary Alternative Site Plans (see Appendix 7) illustrated how the site might be developed and managed to preserve its unique resources and accommodate different levels of development. These Preliminary Alternative Site Plans also illustrate how various programmatic elements are best accommodated on the site to minimize effects on historic, cultural, and natural resources and comply with regulatory requirements. These plans were presented at a public open house on October 22, 2003. Participants at the open house were given the opportunity to be oriented to the project, verify issues, comment on the site analysis and levels of development/conservation, and to participate in preference exercises addressing the plans and program elements (see Appendices 9, 10, and 11 for results), and comment on the two Preliminary Alternative Site Plans.

Task 4 - Evaluation of Draft Preferred Site Plan

The objective of this task was to evaluate the alternatives, synthesize public and Committee input, and reach consensus on a Draft Preferred Site Plan. Reaching consensus within the Committee and Commission regarding the balance of development, enhancement, and conservation proved challenging. Following the October 22 public meeting, a Draft Preferred Site Plan was developed with input from the Committee and Commission (see Appendix 7). At the November 18, 2003 meeting, the group was unable to reach consensus on a Draft Preferred Site Plan to be released for further public comment.

The Commission and Committee decided that more Commission and Committee discussion was needed, and an additional meeting was scheduled for December 10, 2003. At this meeting, the Commission and Committee requested that two additional refined alternatives be developed for upcoming public review: a modified version of the Draft Preferred Site Plan previously presented and a “minimal change” alternative site plan.

Task 4a - Development and Evaluation of Refined Alternative Site Plans

The requested Refined Alternative Site Plans were prepared and reviewed by the Commission and Committee again on January 14, 2004. At this meeting, the Committee and Commission approved having the plans displayed in three public locations. To assist Commission and Committee members in obtaining public comment, a questionnaire (see Appendix 12) was developed to accompany the exhibits and solicit comments from the public. The draft questionnaire was developed by the consultant and finalized based on the comments of the Commission and Committee at the January 14th meeting (see Appendix 13).

The Refined Alternative Site Plans (see Appendix 7); site constraints, photographs, and written narratives were displayed at various locations within the community on large display boards (see Appendix 8) during a three-week comment period in January and February 2004. Each plan highlighted different priorities and proposed differing levels of use and/or preservation. The final questionnaire was designed to gather additional public

response to the alternatives. While not statistically valid, the information was provided to the Committee and Commission to assist their decision-making process regarding the selection of a Preferred Site Plan.

The draft version of the questionnaire was accidentally distributed by a Committee member and was filled out by 140 people, enough to warrant consideration. The final version of the questionnaire was made available at locations where the Refined Alternatives were displayed during the three-week comment period and were filled out by 60 people. Both the draft and final questionnaire results were analyzed and summarized at the February 18, 2004 meeting (see Appendix 14). The results of the draft and final questionnaire varied greatly. This variation was likely a function of the group of people filling out the particular questionnaire as opposed to the differences between the questionnaires themselves. Committee members were advised to consider the survey results along with public comments and their overall sense of community preference. The consultant reiterated that the survey was only one tool, and not a statistically valid method to gauge public sentiment.

Task 5 - Preferred Site Plan and Draft Master Plan Report

The objective of this task was to refine the alternatives and produce a Preferred Site Plan (see Appendix 1) for inclusion in the Draft Master Plan Report for the Central Meadow. As part of the refinement of the Preferred Site Plan and preparation of the Draft Master Plan, the SEPA Checklist process was completed (see Appendix 16).

The site program was developed to some extent in consultation with the farmhouse restoration architect, Tonkin Hoyne Lokan, to ensure that the anticipated uses proposed in the Preferred Site Plan were compatible with the rehabilitation of the farmhouse. Final determination of the compatibility of proposed uses for historic sites will be determined by the King County Landmarks Commission according to SOI Standards for the Treatment of Historic Properties (National Park Service, 1995).

Additionally, with the development of the Preferred Site Plan, this Draft Master Plan Report was prepared to describe:

- The project
- Planning process
- Existing conditions
- Preliminary alternatives site plans
- Preferred alternative site plan
- Use and development plan
- Management and maintenance
- Implementation
- Budget level cost estimates

This Draft Master Plan Report was developed considering public comment during the planning process and under the direction of the Commission and Committee. A public hearing will be conducted by the Commission and Committee (April 6, 2004) to receive additional public comment on the Preferred Site Plan and this Draft Master Plan Report.

Task 6 - Master Plan Review and Approval

The objective of this task was to obtain community consensus and approval for the Commission, Committee, and City Council for the Final Draft Master Plan Report (including the Preferred Site Plan) for long-term management of the Central Meadow. This was accomplished by incorporating comments on the Draft Master Plan Report from the Commission /Committee, City Council, other agencies, and other stakeholders. The Draft Master Plan Report was updated based on agency and public comments and prepared as the Final Draft Master Plan Report. A Commission and Committee meeting on April 28, 2004 finalized a recommendation for the Final Draft Master Plan Report to be forwarded to the City Council. The recommendation to the City Council will take place on May 18, 2004.

CHAPTER 3 - SITE ANALYSIS & INVENTORY

This chapter summarizes the context, natural environment, and cultural and historic resources associated with the Central Meadow. Past and current uses, in addition to regulations related to future use, are discussed. The information in this chapter was gathered and compiled through site visits, consultation with individuals familiar with the site, and a review of existing documents associated with the site. Supplementary information for the Tollgate Farm Central Meadow can be found in the Tollgate Farm Central Meadow “Owner’s Manual,” a technical document compiled by Sara Sayles, Special Projects Coordinator for the City of North Bend.

Context

Open Space

The Central Meadow of Tollgate Farm is an important link in the regional open space of Snoqualmie Valley and the surrounding Cascade Mountain foothills. Specifically, Tollgate Farm is a link within the network of public open space of nearly 1,200 acres of land, including publicly owned land such as Tollgate Farm (380 acres total), Rattlesnake Mountain, Meadowbrook Farm (jointly owned by the cities of North Bend and Snoqualmie), Three Forks Park Natural Area (owned by King County), and the Mount Si Conservation Area (owned by the State of Washington and managed through the Department of Natural Resources).

The open space also provides for wildlife connectivity between the 180,000-acre Mount Baker Snoqualmie National Forest to the north and the 94,000-acre Cedar River Watershed to the south. Tollgate Farm lies within the planning corridor for the Mountains to Sound Greenway who identified the site as a priority property for acquisition and preservation as far back as 1989.



Tollgate Farm also acts as a community separator– the open space land serves to physically separate, thus providing definition between the cities of North Bend and Snoqualmie.

Trails

The King County Snoqualmie Valley Trail is located within the eastern “bookend” of Tollgate Farm and is less than ¼ mile east of the Central Meadow. It is a non-motorized trail currently used by bicyclists, equestrians, and pedestrian/hikers and will link Tollgate Farm and Meadowbrook Farm. The trail provides current and future connections up the valley to Mount Si and the Iron Horse State Park Trail and down the valley to the Preston Snoqualmie Trail (Trust for Public Land, 1998).

Tanner Trail is proposed to be located along the historic railway corridor immediately east of the Central Meadow across W. North Bend Way but will most likely run along Alm Way, a frontage road immediately west of W. North Bend Way. A future trail is proposed for the left-bank (west side) levee of the South Fork Snoqualmie River that will link these two trails (City of North Bend, 2002). Refer to Appendix 15 for existing and proposed trails associated with the Central Meadow.

Natural Environment

Surface Hydrology

Approximately 1,500 linear feet of Ribary Creek meanders through the southeast corner of Central Meadow. It is a low-gradient tributary of the South Fork Snoqualmie River that has been designated as Class 2 stream requiring 100-foot buffers according to the North Bend Municipal Code (City of North Bend, 2003). The streambed is approximately 10-12 feet wide and is known to cease flowing in the late summer months, drying completely in its lower reaches (Pfeifer, 1997).



There are two wetlands present on the Central Meadow. The first is in the vicinity of Ribary Creek and is designated as *Riverine Flow-through* (PEM1, PSS according to U.S. Fish and Wildlife Service [USFWS] Classification). It is approximately 6-8 acres in size and is a Category 2 wetland requiring 100-foot buffers (City of North Bend, 1998). The second crescent-shaped wetland extends from the northeast corner of the site to the center of the site and is designated as *Riverine Impounding* (PEM1 according to USFWS Classification). It is approximately 0.86 acre in size and is a Category 3 wetland requiring 75-foot buffers (City of North Bend, 1998).



The crescent-shaped wetland and portions of the Ribary Creek wetland have historically been grazed or used for agricultural purposes and are thus non-regulatory wetlands. They will remain as such if they continue to be used for agricultural purposes. Additionally, existing and ongoing agriculture activities are exempt from the provisions of the North Bend Municipal Code (NBMC) Chapter 14.10 Sensitive Areas according to Section 14.10.060.

Floodplain and Floodway (Special Flood Hazard Areas)

According to recent mapping (April 2003) developed by FEMA, a little less than half of Central Meadow is within the 100-year floodplain of the South Fork Snoqualmie River (see Appendix 17). Approximately 8 acres of floodplain designated as AE (temporary or seasonally flooded) are located on the southern portion of the site. Both the existing barn foundation and the existing farmhouse are located within this area of the floodplain. Approximately 14 acres of floodplain designated as AH (seasonally or permanently flooded) are located on the northern portion of the site. The south portion of the site near Ribary Creek is within the floodway (that part of the floodplain which is reasonably required to carry and discharge the floodwater). Neither the barn foundation nor the existing farmhouse is within the floodway.

Development within the floodplain, particularly of structures, must meet flood design standards, which typically require that floor elevations be set above the 100-year flood stage. Additionally, grading of land within the floodplain may not result in a net gain of soil and thus a loss of flood storage at equivalent elevations. The City of North Bend regulates the floodway/floodplain area as shown on 1995, 1998, and most recent April 2003 FEMA maps, and the most restrictive applies according to NBMC 15.40.050.

Plant Communities

Field investigations were conducted in 1995 by Raedeke Associates, Inc. and URS Greiner, Inc. for the Tollgate Environmental Impact Statement (EIS) (City of North Bend, 1998) and verified by an ecologist/biologist from EDAW, Inc.

Three major habitat types were identified and verified on the site including upland, riparian habitat associated with streams, and wetlands. Upland habitat can be further divided into both pasture and deciduous forest. Pasture, which includes a majority of the site north of Ribary Creek, is comprised of species such as perennial rye, creeping bentgrass, common velvetgrass, white clover, thistle, creeping buttercup and common



dandelion. Deciduous forest, which includes the entire site south of Ribary Creek, is comprised of species such as black cottonwood, red alder, big-leaf maple, and Sitka spruce. Understory species include salmonberry, common snowberry, vine maple, and red elderberry.

Riparian habitat on the site is associated with the deciduous forest along Ribary Creek and includes species such as black cottonwood, willow, and Himalayan blackberry.

The crescent-shaped wetland in the pasture is heavily grazed by livestock and supports only a limited number of plant species including soft rush, creeping buttercup, and reed

canary grass. The wetland associated with Ribary Creek contains scrub-shrub species such as Red-osier dogwood, willow, and Himalayan blackberry and herbaceous species such as reed canarygrass, mannagrass, and creeping buttercup (City of North Bend, 1998).

Fauna

Field investigations were conducted in 1995 by Raedeke Associates, Inc. and URS Greiner, Inc. for the Tollgate EIS (City of North Bend, 1998). More species than were observed are expected to use the site given the available habitat.

Birds of note that have been observed at the site include great blue heron, belted kingfisher, wood duck, hooded merganser, osprey, peregrine falcon, pileated woodpecker, and red-tail hawk. Mammals observed or signs of mammals include black-tail deer, elk, black bear, cougar, river otter, skunk, raccoon, mountain beaver, opossum, muskrat, coyote, rabbit, and small rodents.

Priority Habitat Species (PHS) maintained by Washington Department of Fish and Wildlife (WDFW) include Federally listed threatened and endangered species as well as populations of concern to the State of Washington. Tollgate supports habitats for ten of these species including wood duck, hooded merganser, pileated woodpecker, great blue heron, band-tailed pigeon, osprey, bald eagle, peregrine falcon, deer, and elk. The bald eagle is the only Federally listed species and is currently undergoing the de-listing process to remove its threatened designation (City of North Bend, 1998).

Fish

Ribary Creek's sandy gravels and heavily vegetated banks provide habitat primarily for cutthroat and some rainbow trout. The lower reaches can run dry during low flows but are still used for spawning. Ribary Creek is thus closed to fishing to protect it as a spawning reserve (Pfeifer, 1997). Anadromous species are restricted by Snoqualmie Falls located downstream and are thus not found in Ribary Creek, a tributary of the South Fork Snoqualmie River.

Topography

The Central Meadow is a relatively flat pastureland within the South Fork Snoqualmie floodplain. The site gently slopes down 7 to 8 feet (over a distance of several hundred feet) from a high point along the western edge of the pasture (along W. North Bend Way, approximate elevation of 438 feet above sea level) to a low point along Ribary Creek (approximate elevation of 430 feet above sea level). There is a crescent-shaped depression on east side of the pasture (bottom elevation of 432 feet above sea level) that is classified as wetland.

Soils

Soils in and around the site are the result of recent (post-glacial) alluvial and overbank flood deposits of the South Fork Snoqualmie River. Surface soils at the site were mapped by the Soil Conservation Service in 1973. Most of the site is comprised of relatively well-draining silt loam soils. A majority of the site's soil, particularly the open meadow area, is classified as Salal silt loam. The farmstead area soil is classified as Edgewick silt

loam. The crescent-shaped wetland area soil is classified as Puget silty clay loam, and the forested creek area soil is classified as Si silt loam. Salal and Edgewick silt loams are highly suitable for all proposed uses such as agriculture, parking, buildings, and recreation athletic fields. Puget silty clay loam, found in the pasture wetland area, has low suitability for commercial agriculture, parking, buildings, and recreation athletic fields (Trust for Public Land, 1998).



Visual Characteristics

One of the most distinctive characteristics of the Central Meadow is the contrast between the backdrop of Mount Si and the flat topography of the open agricultural meadow that comprises most of the site. This view exists from both within the site itself and for those traveling in vehicles south along W. North

Bend Way, which runs along the western boundary of the site. There are other beautiful views of Rattlesnake Ridge and the Cascade Mountains from the site and the roadways around the site.

Cultural and Historic Resources

This section summarizes the human environment associated with the Central Meadow, ranging in time from its prehistoric past to current regulatory issues, all of which will affect how the site may be used and developed.

History

There is indication that human use and occupation of the Snoqualmie Valley began 6,000 to 2,500 years ago. The Snoqualmie (upper river band) tribe inhabited the upper valley in the area of Tollgate Farm in small winter settlements from which hunting, gathering, and fishing trips were conducted. Salmon, a staple of the Snoqualmie Tribe diet, was obtained below Snoqualmie Falls. There is evidence that tribes in the region used fire to maintain open prairie in the valley to improve game habitat, simplifying hunting, and cultivating camas- another staple of the Snoqualmie Tribe diet. It is likely that the meadows of Tollgate Farm, when first settled by Euro-Americans, were a surviving remnant of those maintained meadows (Trust for Public Land, 1998). A more in-depth account of the history of Tollgate Farm and the Snoqualmie Valley is provided in Appendix 21, Notes on Tollgate History by Mary Norton. Additionally, the story of the Snoqualmie Tribe's use of this life-sustaining river valley and its meadows and waterways, including the significance the valley has to tribal origin myths, can be found in Yvonne Prater's book, Snoqualmie Pass: From Indian Trail to Interstate (1983).

For thousands of years, travel by Native Americans across the Cascade Mountains included the crossing of the Snoqualmie River South Fork at this location. First by trail and later by road, Native Americans, Euro-Americans, miners, trappers, cattle drivers, explorers, railroad people, soldiers, business entrepreneurs, farmers, and tourists journeyed through the valley and crossed the river at this place. Tollgate Farm thus received its namesake from the “tolls” that were once collected at this site.

The region has changed dramatically since the first Euro-American visitor, Samuel Hancock, traveled through the valley in 1851. Historically, the site has been host to a variety of activities and enterprises including an early military fort, a barn and houses from the settlement era, a hotel, a store, a late 19th Century/ early 20th century dairy, cropland, grazing fields, orchards, and farmstead.

Timeline of Recent Historical Events

The following timeline summarizes recent historic events that took place on or near the Central Meadow. These dates were compiled using the Draft Tollgate Development EIS (City of North Bend, 1998) and research notes courtesy of Mary Norton (see Appendix 21).

- 1851 First Euro-American visitor to valley, Samuel Hancock.
- 1855 The Point Elliot Treaty is enacted, separating the Snoqualmie Tribe from their land and 58 longhouses.
- 1856 Fort Smalley (20' x 24' blockhouse) is erected by militia soldiers of the Washington Territory Volunteers in response to unrest with displaced local tribes. Two minor skirmishes occur, then the fort is abandoned later that fall.
- 1858 First Euro-American settler in the valley, Jeremiah Borst, settles at present-day Meadowbrook.
- 1862 Homestead Act stimulates more settlement in the region.
- 1865 The Snoqualmie Pass Wagon Road is completed, crossing the river at the Tollgate site.
- 1867 Some of the first settlers to the area, Joseph and Lucinda Fares, settle at the Tollgate site, construct a house and log barn.
- 1883 The road over the pass is improved and turned into a toll road. The Fares settlement becomes the western toll station for a couple years.
- 1883 Jeremiah Borst purchases the Fares' property at the Tollgate site and constructs at least two houses.
- 1886 The Tollgate property is rented out to Gustin and Tibbets. A store and hotel are run at the location.
- 1890s North Bend is platted.
- 1900 William Winlock Miller purchases the Tollgate property and leases it as farmland.
- 1904 The Queen Anne-style farmhouse appears on County records, construction date uncertain.
- 1909 The farmhouse may have been moved to its present location away from the river crossing.

- 1921 The property is leased to the George Wyrsh family, and improvements to the house are made. A dairy is established that included a modern milking barn. Dairy farming continues until approximately 1948.
- 1924 The Tollgate barn is constructed by Swiss carpenter Arnold Eichmann.
- 1927 The property is inherited by Miller's sons William and Edmund.
- 1943 The George Wyrsh family moves away. The Ernie Hibbert family leases the farm until 1952.
- 1952-1960 The property and house are unoccupied.
- 1960 (to present) Ron Crouch leases the property for agricultural purposes. The farmhouse remains unoccupied through to the present time.
- 1995 North Bend adopts its first post-Growth Management Act (GMA) Comprehensive Plan.
- 1996 A Master Site Plan for Tollgate Development is submitted by Miller Land and Timber Company. 800,000 square feet of Employment Park were to be located in the Central Meadow.
- 1997 City of North Bend zoning to implement the GMA Comprehensive Plan is adopted.
- 1997 The Snoqualmie Tribe receives Federal recognition.
- 1998 The Draft EIS is prepared for the City of North Bend on behalf of Miller Land and Timber Company for the Tollgate Development Project.
- 1999 Tollgate barn collapses after windstorm damage and is demolished.
- 2000 The Final EIS is submitted for the Tollgate Development Project.
- 2001 October– The property is purchased by TPL from Miller Land and Timber Company.
- 2001 Approximately 10 acres of the Tollgate Farm property are purchased by the City of North Bend from TPL outright and another approximately 38 acres are purchased by the City of North Bend and King County jointly from TPL. King County purchases the remaining 330 acres of the 380-acre Tollgate Farm.
- 2002 May– City of North Bend designates Tollgate Farmhouse as a City Landmark.
- 2002 October– Repairs are made to the historic farmhouse, including roof replacement.



Prehistoric and Historic Archaeological Sites

Archival research and field surveys were conducted in 1997 by BOAS, Inc. at Tollgate Farm as part of the Tollgate Development EIS required for development alternatives proposed for the site at that time (City of North Bend, 1998). There was one historic and

one prehistoric archaeological site identified during the 1997 field surveys which were recorded with the Washington State Office of Archaeology and Historic Preservation. The location of the prehistoric site, while within Tollgate Farm, is not within the Central Meadow. The unspecified general location of the historic archaeological site is within the Central Meadow and the farmhouse, old wagon road, Fort Smalley, and the original location of other structures is recorded (City of North Bend, 1998). These sites were recommended to be eligible for listing in the National Register of Historic Places by BOAS, Inc. (1997). All ground disturbing activities associated with site development increase the likelihood of exposing additional archaeological deposits.

Designated Historic Property

The City of North Bend Landmarks Commission designated the entire City-owned 10.04-acre parcel (Tax Lot 042308-9014), including the farmhouse, as a City of North Bend landmark in 2002. This parcel is identified as Parcel A in Appendix 6 and is recorded incorrectly in the King County parcel data as 9.29 acres. The designated land area associated with the farmstead (Parcel A) includes several features of significance including the historic wagon road alignment and old bridge, barn, and orchard remnants, in addition to the earliest exterior finishes of the house and its interior spatial configuration.

Any proposed development of the landmark site is governed by the Certificate of Appropriateness provisions of King County Code (KCC) 20.62.080 (adopted by reference in the NBMC 19.20.030E as well), which provides the regulatory process for design review and approval.

Any alterations to a landmark site must be reviewed according to SOI Standards for the Treatment of Historic Properties as their criteria. No significant features may be altered without first obtaining a Certificate of Appropriateness from the Landmarks Commission according to KCC 20.62.080. Refer to Appendix 20 for a site plan of the historic farmstead that is subject to formal design review. The farmhouse's exterior and interior configuration, features, and finishes are formally designated and should be rehabilitated and preserved. Additionally, other designated site features need to be protected and are carefully considered in this Master Plan. Fort Smalley, which is included in the King County Historic Resources Inventory (#0015), may or may not be located within the boundaries of Parcel A. Anecdotal information suggests that it is, however, more in-depth archaeological investigation is recommended to determine its location and the locations of other reported historic archeological sites.

Current Issues

Land Acquisition Funding Sources. The acquisition of the 49-acre Central Meadow (as part of the larger 380-acre Tollgate Farm) required various funding sources and was facilitated by TPL as an intermediary purchaser of the property from the Miller family/Miller Land and Timber, LLC. TPL purchased Tollgate Farm, with the assistance of a private donation, in 2001. On November 16, 2001, the City of North Bend acquired approximately 10 acres (Parcel A) from TPL and on December 24, 2001 the remaining approximately 38 acres of the Central Meadow were acquired from TPL by the City of

North Bend and King County jointly. King County purchased the east and west “bookends” (330 acres) of Tollgate Farm from TPL in 2001 and 2002, respectively. Funding for this acquisition from TPL is summarized in Table 3.1 below.

Table 3.1 Land Acquisition Funding Sources

	PROPERTY (Size)	AMOUNT
King County	Tollgate “bookends” (330 acres) Central Meadow (38 acres, not including Parcel “A”, purchased jointly with North Bend)	\$ 5,000,000
City of North Bend Funds Sources: City bond-generated funds Conservation Futures Funds King Conservation District Funds	Central Meadow Parcel “A” (10 acres) Central Meadow (38 acres, not including Parcel “A”, purchased jointly with King County)	\$ 1,635,000 \$ 700,000 \$ 200,000
TOTAL	Approximately 380 Total Acres	\$ 7,535,000

Current Use. The Central Meadow has been leased by Ron Crouch since approximately 1960. He is currently leasing the property from the City of North Bend and King County to grow hay and raise cattle. There are currently about 50 head of cattle that graze the Central Meadow and other portions of Tollgate Farm east of SR 202. The site is accessed from SR 202 near the overpass, and there are a couple small shed structures that the lessee uses to store supplies and equipment, which are located between the gravel lot and the pasture.

Size and Ownership. The boundaries of Central Meadow generally form a trapezoid shape, with each of the four sides essentially a quarter-mile in length. The total area of the Central Meadow is 48.7 acres including a 60-foot wide, 0.90-acre right-of-way (not included in Parcel A) owned by the City that was formerly owned by King County prior to the City’s incorporation. The property is divided into two parcels. North Bend owns Parcel, A which is on the eastern half of the property and measures 10.04 acres not including the right-of-way easement. North Bend and King County jointly own Parcel B, which is on the eastern half of the property and measures 37.72 acres. Refer to Appendices 5 and 6 for maps of the Central Meadow.

Conservation Futures. King County Conservation Futures (CFT) funds were applied towards the purchase of 35 of the 48.7 total acres. Future use of the Central Meadow for active recreation can occur on 13.7 of the 48.7 total acres. CFT funds assist municipalities in obtaining lands for the purpose of preserving natural features, scenic qualities, historic cultural resources, and passive recreation opportunities.

Planning/Zoning. The City of North Bend Comprehensive Plan was amended to accommodate a zoning change from Employment Park-1 (EP-1) to Parks, Open Space, and Public Facilities (POSPF) for Tollgate Farm after its purchase. Applicable allowable uses for the site according to the POSPF zoning designation include things such as museum/interpretive centers, farmland, pasture, crop uses, public gardens, active recreation, and parking. Prohibited uses include any residential, commercial, and/or industrial development. Adjacent zoning includes Low Density Residential (LDR) to the north, POSPF to the east, Neighborhood Business (NB) to the south, and EP-1 to the west.

Easements. An open space easement on Tollgate Farm is retained by Miller Land & Timber Company to satisfy the requirements established in NBMC 18.14.070 for their proposed development (Western Employment Park) west of Tollgate Farm. The City of North Bend passed Resolution No. 808 in May 2001, which concluded that the open space requirement for the plan submitted by the applicant (Miller Land & Timber Company) would be satisfied if the purchaser provided the applicant with an open space easement on the purchased property.

Easements on three parcels which make up Tollgate Farm are retained by Miller Land & Timber Company for “such purposes as, but not limited to public access, utilities, ingress, egress, storm and surface water conveyance and/or management, and wetland preservation and/or mitigation” (Statutory Warranty Deeds between the grantee - the Trust for Public Land, interim owner, and the grantor - Miller Land & Timber Company).

Miller Land & Timber Company is tentatively planning (a requirement subject to City approval) on utilizing these easements within the Central Meadow area for stormwater/floodwater conveyance and management and has developed a preliminary grading plan for the Central Meadow. How stormwater conveyance and management issues will affect the Tollgate Farm Central Meadow and its existing vegetation and scenic quality will not be clear until the developer provides a revised grading plan that is designed in conformance with the Preferred Site Plan and the Master Plan Report. The revised grading plan, if developed for stormwater conveyance within the Central Meadow, should minimize vegetation disturbance along the banks of Ribary Creek to preserve mature riparian trees and understory. This would be accomplished by designing a couple “flood channels” between the creek area and meadow where the majority of stormwater conveyance would occur. Grading for stormwater conveyance should also be in a manner that mimics the existing topography.

This Final Draft Master Plan addresses conservation strategies and recreational uses of the site and does not preclude the possibility of accommodating regional flood water conveyance on the site. A final determination on any use of the site for flood conveyance is still subject to approval of the property owners (City and County), consistency with underlying deed restrictions, archaeological constraints, and sensitive area constraints. Once the Preferred Site Plan is adopted by the City Council, the Miller Land & Timber Company can pursue City approval for stormwater conveyance and management that is designed to be consistent with the adopted Tollgate Farm Central Meadow Master Plan.

Other Land Use Designations. All of Tollgate Farm is located within the Urban Separator Overlay District as designated by the City of North Bend Comprehensive Plan. According to the Comprehensive Plan, urban separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area (UGA). These urban corridors should link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources.

Roads and Access. The Central Meadow is surrounded by roads on three of its four sides. Along the western boundary of the site runs W. North Bend Way, a four lane road with a 200 foot right-of-way which is managed by the City of North Bend. To provide safe pedestrian access to the site, sidewalks or trails should be extended on the north side of W. North Bend Way within the right-of-way along the entire frontage and to the east side of the South Fork



Snoqualmie bridge. These sidewalks/trails would not be required to be at the same grade as the road (Garrow, 2003).

Along the eastern boundary of the site runs North Bend Blvd. (SR 202), a two lane road managed by the State of Washington Department of Transportation (DOT). The only current access point to the site is off of SR 202 in the vicinity of the farmhouse. Access currently occurs for agricultural activities performed by

the current lessee of the property. A sidewalk or trail on the south side of SR 202 should be extended along the entire frontage within the right-of-way to the South Fork Snoqualmie bridge. Access to the sidewalk on the bridge, which is on the other (north) side of the bridge only, would have to occur from underneath the bridge in conjunction with a proposed trail in that location (Garrow, 2003). Refer the Existing and Proposed Trail Connections diagram located in Appendix 15.

NW 8th Street is located along the southern boundary of the site and is a narrow two-lane road managed by the City of North Bend. The City is planning to replace the bridge on NW 8th Street and provide street frontage improvements such as a widened shoulder trail (Garrow, 2003).

Utilities. There is a current water moratorium on the development of water utilities, which is expected to last through 2004. Water for the farmhouse could be obtained from an existing main at SR 202 and Boalch Avenue. Water for the west side of the site will require the extension of a main from the one to be constructed along Alm Way by the Western Employment Park. The extent and routing of this extension will have to be determined (Garrow, 2003).

There is currently no sewer infrastructure on the site; however, it is likely that a regional sewer pump station will be located in the triangular portion of the right-of-way east of the site where Boalch Avenue and SR 202 intersect. Sewer service for the entire site could thus be accommodated (Garrow, 2003).

Existing Recreation Facilities. According to the City of North Bend's Parks Plan (2002), there are five developed parks in the city more than three acres in size and totaling 49 acres. These include EJ Roberts, Torguson, Gardner Weeks, Si View Community Center,

and Si View Neighborhood Park. Active recreation fields in the city include eight ballfields total (six at Torguson Park and two at Si View Community Center), two soccer fields (one at Torguson and one at Si View Community Center), and one football field (at Si View Community Center). Ballfields and soccer fields inventoried did not include those at local schools. According to anecdotal information, they are not maintained to the level necessary for league play (soccer and baseball). There are three passive open space parks in North Bend totaling 873 acres. These include Meadowbrook Farm, Tollgate Farm, and Riverfront Park (City of North Bend, 2002).

According to the Parks Plan, the need for recreation fields will continue to increase as the population of the valley continues to grow. Additional anecdotal information from recreation organizations indicates that demand for fields is already greater than the current supply in the Snoqualmie Valley. According to the Parks Plan, it is estimated that by 2008, an additional three baseball/softball fields and five soccer fields will be required to meet the demands of a growing regional population. However, these projections were based upon population increases within the City of North Bend that have not been realized.

CHAPTER 4 - USE AND DEVELOPMENT PLAN

To balance the provision of recreation opportunities with the preservation of scenic views, agricultural, historic, and natural resources in a manner responsive to the heritage of the site, a gradient of uses is proposed. The northwest corner of the site would have more active uses and development, while the southeast corner of the site will emphasize conservation with proposed changes limited to stream, wetland, and riparian forest habitat enhancement. The large central portion of the site would continue to be used for agricultural activities as they currently exist. Appendix 1, the Preferred Site Plan, provides a graphic representation of the proposal for the Central Meadow. The following chapter discusses general policies (associated with agricultural preservation, historic/cultural preservation, habitat conservation and rehabilitation, and recreation) and the land use plan (for multi-use fields, parking, structures, trails, picnic area, farmhouse and farmstead, pasture, creek, and riparian forest).

General Policies

Agricultural Preservation

The following objectives for agricultural preservation were identified by the Commission and Committee for the Central Meadow:

- Retain the rural character and viewshed of the pasture/meadow.
- Preserve the agricultural heritage of land.

Pasture and Agriculture. The Central Meadow, primarily a scenic agricultural pasture, has unobstructed views of Mount Si and is considered a local and regional rural icon. More than 24 acres of pasture would be preserved and would continue to be used for agricultural activities such as growing hay and grazing cattle. The unusual coexistence between recreation activities and adjacent agricultural uses would enhance this rural icon by allowing the community to interact with the land and the uses that occur on it. Views from the active recreation area into and across this pasture to Mount Si would continue to be spectacular.



This Master Plan recommends that the Commission and Committee form a Tollgate Farm Preservation Association (similar to that of nearby Meadowbrook Farm) from appropriate stakeholders and the current lessee, in order to plan for and manage a successful farm for the City of North Bend. It is also recommended that the proposed preservation

association work closely with the KCD for the development and implementation of a Farm Plan that will guide management activities associated with the pasture. The number of cattle grazed, rotational grazing strategies, and haying procedures are a few of the details that would need to be addressed by the lessee and the proposed preservation association. More specific details are provided in the Land Use Plan section.

Historic/Cultural Preservation

The following objectives for historic/cultural preservation were identified by the Commission and Committee for the Central Meadow:

- Preserve and rehabilitate the historic farmhouse.
- Protect the cultural and historic resources of the site.

Farmhouse and Farmstead. The City plans to rehabilitate the farmhouse. Tonkin Hoyne Lokan, an architecture firm, has been contracted by the City of North Bend to develop a rehabilitation plan for the house. Phase I proposes that the area surrounding the farmhouse would have little to no development occurring, except for improvements to the farmstead. This would include the removal of invasive species (blackberry) and brush adjacent to the farmhouse and entry drive. The large shrubs and trees around the farmhouse should be preserved and pruned by a certified arborist. The access drive and parking area off of SR 202 should be regraded with new gravel. Public use will continue to be restricted at this drive due to safety issues related to ingress and egress from SR 202. Current agricultural activities would continue. Improved facilities, such as new fencing, gates, holding pens, and equipment shed(s), may be introduced as required. All new structures and appurtenances should be designed to be compatible with rural character and the historic architecture on site per SOI Standards for the Treatment of Historic Properties.

An interpretive trail and footbridge are proposed along the historic wagon road right-of-way from the farmstead, across Ribary Creek, and through the forest to NW 8th Street and North Bend to celebrate the history of the toll road that passed through the farm and over the Cascade Mountains. The 6-foot wide gravel trail should be constructed upon the original road base so that little, if any, excavation will occur. Also, design and construction of a bridge over the creek will need to meet requirements established by the Shoreline Management Plan.

Future site development on the farmstead will depend on how the rehabilitated historic farmhouse will be used, the changing needs of the community for the area as determined by the Commission and Committee, and according to the landmark design review process. Initially, the rehabilitated farmhouse may only be available as a self-guided interpretive site with access from trails within the site. If farmhouse interpretive capabilities are expanded and a larger number of people become interested in using the house, the farmstead should be developed to accommodate people while protecting the historic resources of the site. In this later phase (Phase II), this area could be used as a public gathering space for community events, educational opportunities, farmers' markets,

and/or agricultural experimentation. More specific details are provided in the Land Use Plan section.

Cultural and Historic Archaeological Resources. The Final Draft Master Plan for the Central Meadow recommends that the site be developed and managed to minimize potential adverse impacts to cultural and historic resources. The Final Draft Master Plan proposes that the unique historic and cultural resources of the site be celebrated through educational and interpretive opportunities for the community, while protecting and preserving what remains. Further investigation and analysis of these resources will be necessary to develop appropriate interpretive elements. It is recommended that the City of North Bend take a proactive approach to the protection of these resources by exploring grant opportunities to fund archaeological analysis of the Central Meadow.

Due to the long human history associated with the site and its location near a major river, there is a high potential that prehistoric and historic archaeological resources may exist on the Central Meadow that have not been identified or recorded. Potential impacts to cultural and historic archaeological resources could occur during both construction of the proposed improvements and after their implementation, due to increased public access. Potential adverse impacts during construction could occur due to excavation of soil for the development of trails, ballfields, orchard work, and parking. Ground disturbing activities during construction may reveal unknown archaeological resources and measures should be taken to mitigate any adverse impacts. Design elements proposed in the Final Draft Master Plan are located to minimize the amount of grading required. It is recommended that more detailed grading plans be developed during site design in order to minimize necessary excavation. The City will need to develop an archaeological monitoring plan for the construction phase of the project and keep the applicable agencies informed during the process. Furthermore, the likelihood that archaeological resources may be discovered in the Central Meadow will be increased if ground disturbing activities for stormwater conveyance is approved for the site based on the Preferred Site Plan and this Final Draft Master Plan Report.

State, County, and local municipal regulations apply to the site with regard to designated historic or cultural resources. For example, Washington SEPA regulations require an analysis of all impacts affecting the environment, including archaeological and historical remains (City of North Bend, 1998). Also, The City of North Bend Municipal Code includes specific regulations requiring the protection and preservation of sites and structures. See Chapter 3 for more detailed discussion regarding this regulatory process.

While minimal alterations would occur around the historic farmhouse and farmstead based on the proposal in Phase I, a Certificate of Appropriateness must be obtained from the Landmarks Commission for any changes within the designated landmark boundary. This would include any trails proposed within the site, particularly the proposed trail along the historic wagon road route and the proposed bridge over Ribary Creek. More specific details are provided in the following Land Use Plan section.

Habitat Conservation and Rehabilitation

The following objective for habitat conservation and rehabilitation was identified by the Commission and Committee for the Central Meadow:

- Conserve existing and rehabilitate degraded wetland, stream, and upland forest habitats for wildlife.

Vegetation on the site that should be protected and/or enhanced includes the meadow (used as pasture), riparian forest and wetlands associated with Ribary Creek, large mature trees in the vicinity of the farmhouse, apple trees (both heirloom and seedling) located within the southwest meadow or within the right-of-way of W. North Bend Way, and “hedgerows” that exist on the site within rights-of-way or fence lines. More specific details are provided in the following Land Use Plan section.

Recreation

Both active and passive recreation opportunities are proposed for the Central Meadow. Active recreation, including multi-use fields, would be located in the northwest corner of the site, while passive recreation opportunities would exist throughout the site. The following objectives for recreation were identified by the Commission and Committee for the Central Meadow:

- Create a place for all people, all ages, and all abilities– for the community.
- Provide multi-use fields for the growing demands of the community.
- Link the site to other trails in the community.

Active Recreation. Active recreation requires less than 11 of the 13.7 acres available after King County Conservation Futures (CFT) restrictions. These 11 acres include multi-use fields, the associated parking area, picnic area, playground, and the restroom structure. Multi-use fields, including two soccer fields and three ballfields (two with backstops), are proposed for the northwest corner of the Central Meadow. This would concentrate active recreation use and minimize impacts to views within and across the Central Meadow, particularly from W. North Bend Way. More specific details are provided in the Land Use Plan section.

Passive Recreation. Passive recreation opportunities exist throughout the site and are facilitated by a proposed trail system that would loop the meadow and link key components of the site such as the farmhouse and farmstead, the riparian forest along Ribary Creek, and the multi-use field area.

The following is a list of allowed passive uses at nearby Meadowbrook Farm that may apply to within the Central Meadow as well. CFT requirements that restrict active recreation use on 35 acres of the 48.7-acre site would not restrict the following activities:

- Art and craft classes
- Astronomical observations
- Bicycling
- Birding, wildlife observation, formal and informal studies

- Campouts by scouts, schools, and other organized groups youth and adult
- Class reunions
- Community college/college classes (art, photography, ecology, history, etc.)
- Company (or service club, etc.) picnics and parties for members and guests
- Cross-country sponsored walks, runs, Volksmarches
- Dog exercise
- Dog tracking, training
- Equestrian events: carriage drives, trail rides, rallies, etc.
- History classes
- Kite flying, non-motorized toy plane flying
- Memorials
- Nature classes
- Non-infrastructure, non-league sports (e.g., historic rules baseball game, boomerang throwing, Frisbee, javelin, etc.)
- Other activities as allowed by cities on other open space properties
- Picnics
- Powwows
- Riding horses
- Sitting in the grass
- Small circus
- Small-scale theater or musical performances (no permanent infrastructure)
- Unofficial sports
- Walking, hiking, jogging
- Weddings/ receptions/ family events

While some of these uses may be more appropriate for the space than others, all could be accommodated at the Central Meadow. The multi-use fields provide a large amount of flat open space for organized events, and proposed loop trails would allow users to access most areas of the site, with the exception of the fenced pasture.

Land Use Plan

The previous section discussed general policies for areas of the Central Meadow. The following section discusses specific proposed changes or enhancements for programmatic elements such as entries, parking areas, structures, trails, multi-use fields, pasture, picnic and play areas, farmstead, and vegetation.

Entries

The site would have two entries. The existing entry is located off of SR 202 near the farmhouse and is currently used by the lessee of the property. Due to limited visibility from the driveway, it is proposed that this remain a gated entrance for existing activities only. Improvements to the entry drive, including grading and new gravel, are recommended. A second entry is proposed off of W. North Bend Way at the northwest corner of the site. This entry would serve the parking area adjacent to the proposed multi-use field area. If the farmstead is developed further as proposed in Phase II and

increased access for the public is required, a third entry to the site is proposed off of SR 202 directly across from Boalch Avenue.

Design and implementation of a “gateway feature” should be incorporated into Tollgate Farm to highlight one’s arrival into North Bend along SR 202, which was designated as part of the Cascade Valleys Heritage Corridor by the Washington State Department of Transportation (WSDOT) in 1993. The nature and character of this feature, including signage, should be compatible with the rural character of the site and be consistent with any applicable guidelines or prescriptions as laid out in the Scenic Byway Logo Signing Guidelines (WSDOT, 1996). Signage for entry into the park at the ballfields and farmstead should be consistent with the character of the determined “gateway” scheme as well.

Parking Areas

A parking area would be located in the northwest corner of the site that could accommodate multi-use field users, picnickers, and trail users. There would be approximately 100 spaces for cars and several for buses, including a drop-off area and turn-around. Due to its expected heavy use, it is recommended that this parking area be paved. However, to minimize adverse visual and water quality impacts, it is recommended that the number of continuous parking spaces in a row be limited to between four and seven in number. This can be accomplished by the use of vegetated peninsulas that break up large continuous areas of parking, as shown on the Preferred Site Plan. Bio-retention of stormwater can be incorporated into these vegetated peninsulas as well. Additionally, vegetated swales should be used adjacent to the parking area to make the area look more natural and to improve water quality due to stormwater runoff.

If the proposed entry and parking area off of SR 202 directly across from Boalch Avenue becomes necessary (Phase II), it is recommended that this area be designed as ‘soft’-reminiscent of an old farm, utilizing materials such as gravel for roadway and reinforced grass for the parking stall areas. No pavement should be used for approximately 30 parking spaces being proposed. Additionally, the parking area would be below the grade of SR 202 and surrounded by an heirloom apple tree orchard to obscure views of it from surrounding roadways. Views of the pasture and surrounding mountains would be preserved over the top of the orchard canopy.

Structures

The existing historic farmhouse would be rehabilitated as previously discussed. One new structure is proposed for the site in the location of the multi-use fields. This structure should be as small as possible in scale and reflect the historic architectural style of the Queen Anne-style farmhouse located on site. This structure should be large enough to contain Americans with Disabilities Act (ADA) accessible restrooms, store field maintenance equipment, and provide for simple concessions. It should be located outside of the FEMA floodplain between the parking area and the multi-use fields. To minimize its visual impact on the Central Meadow, the structure has been placed as far as possible in the northwest corner of the site but in proximity to recreation facilities. It is recommended that it be partially screened with vegetation from W. North Bend Way.

While public sentiment for a reconstructed barn (in its original location on site) is high, it is not being recommended due to existing floodplain restrictions and the cost associated with rebuilding it. Additionally, structures at nearby parks such Meadowbrook are or will be serving the needs of the community for meeting and activity space. Facilities for more intense use of the farmhouse and farmstead are not proposed beyond recommended Phase II improvements to the farmstead. If a barn were reconstructed, the farmstead would require considerable redesign (including parking) to accommodate increased community use. No ancillary structures, except those approved for ongoing agricultural operations at the site, are proposed.

Trails

Trails are proposed within the site and are shown in Appendix 1, the Preferred Site Plan. Primary trails that loop the ballfields and pasture are proposed to be 6 to 8 feet wide, gravel surfaced, and ADA accessible. Street frontage trails, as shown along the right-of-way of W. North Bend Way, the right-of-way of SR 202, and the shoulder of NW 8th Street, are also recommended to be 6 to 8 feet wide, gravel surfaced, and ADA accessible. Secondary trails that access the riparian forest of Ribary Creek are proposed to be 4 to 5 feet wide, wood mulch surfaced, and ADA accessible. Trails within the wetland buffer should use an elevated boardwalk system where feasible, particularly if wet soil conditions will impede the long-term maintenance of the trail or where a ground trail poses an adverse effect on the wetland. Refer to Appendix 15 for the Existing and Proposed Trail Connection diagram.



Trail connections are proposed between the Central Meadow and the following locations:

- Tanner Trail (proposed along Alm Way) to the west.
- Snoqualmie Valley Trail to the east via street frontage improvements and the proposed levee trail.
- Meadowbrook Farm to the north via proposed street frontage improvements along both W. North Bend Way and SR 202 or the Snoqualmie Valley Trail.
- North Bend downtown core to the south via street frontage improvements and the Tanner Trail. To eliminate the crossing of SR 202, trail connections from the Central Meadow to the east can take advantage of the existing underpass at Ribary Creek. Proposed and existing trails were identified in the 2002 Parks Plan.



The underpass of SR 202 near the farmhouse provides for safe access between the Central Meadow, the rest of Tollgate Farm, and to the Snoqualmie Valley Trail. Ribary Creek also runs under the underpass, and the area is currently being used by cattle to access both sides of SR 202. There is enough clearance to provide a trail for pedestrians and bicyclists while allowing cattle to continue to use the underpass. It is recommended that the trail (6 to 8 feet wide) and the cattle path (4 feet wide) run side-by-side under the underpass. The trail should be raised as much as clearance allows for as the creek often floods and the area under the underpass becomes covered with water. The cattle path would remain at the current grade as they currently wade through the flood water when necessary. However, a fenced cattle path is necessary to minimize disturbance to Ribary Creek and its banks.

Multi-Use Fields

Ballfields. The fields being proposed, on the recommendation of the Commission and Committee, include two baseball fields with backstops and 300 feet of clearance from

home plate to the end of the outfield. These fields would have a “skinned” (dirt) infield with a radius of 90 feet out from the pitcher’s plate. This allows for up to a 90-foot base path distance. These field dimensions would accommodate all league levels of play. A third ballfield, with backstops and 220 feet of clearance from home plate to the end of the outfield, would accommodate Little League and T-ball play, as well as practices and informal play. This field would have a “skinned” (dirt) infield with a radius of 50 feet out from the pitcher’s plate, allowing for base path dimensions of 60 feet.

None of the ballfields would have a permanent outfield fence. Temporary structures set up and dismantled by the leagues would be appropriate. The backstop structures should be painted a green color similar to those at nearby Meadowbrook Farm. It is the recommendation of the Commission/Committee that the ballfields not have lighting based on the rural character of the site and the potential for future lighting at more appropriate sites. An adequate sub-surface drainage system would need to be designed

and is essential for maintaining the quality and usability of these fields.



Soccer Fields. Two regulation soccer fields are proposed for the site and located in the outfields of the proposed ballfields. Each of these grass fields would be 360 feet long and 220 feet wide. The goal posts would be portable so that they could be moved for ballfield use and during the off-season.

Pasture

Recommendations regarding the creation of a preservation association to develop management strategies for the pasture and the development of a Farm Plan in conjunction with KCD have been discussed previously.

Logistically, the pasture will need to be fenced to segregate cattle from recreation users and to keep the cattle out of the sensitive riparian zone of Ribary Creek. A combination of wood and wire fence is proposed depending on location and appropriateness. Those areas where pasture is immediately adjacent to a recreation field ought to be fenced with wood while other areas can be fenced with wire. Whether compensatory grading, based on the Preferred Site Plan, will occur in the pasture (to provide regional flood conveyance) will be at the discretion of the City.

Picnic and Play Area

The picnic and play area is proposed to be located between the parking area and the multi-use fields in the northwest corner of the site. Materials within the play area and the equipment installed should be consistent with the feel of this rural setting and subtle with

regard to color. Six picnic tables are recommended in this area. The style of the picnic tables should also be consistent with the rural setting. The elevation of the picnic “mound” would be slightly higher (1 to 2 feet maximum) than that of the parking lot to the west and the ballfields to the east. Users of the picnic area would be able to watch ballgames with a backdrop of grazing cattle and Mount Si. This area would be appropriate for interpretive signage due to its views of the site and the high volume of people that would use this area. A second picnic area consisting of five tables is also proposed on the east side of the multi-use fields for those who want to picnic with unobstructed views of the pasture, farmstead, and Mount Si.

Farmstead

Plans for rehabilitation and improvement of the farmstead during Phase I are discussed in the previous section.

Depending on the City’s determination for future use of the farmhouse, it may be necessary to further develop the farmstead to provide for community needs while helping to protect the historic resources of the area (Phase II). Development of a public farm entry, parking area, service road access, and heirloom orchard has been previously discussed. These improvements, if implemented, would be sensitive to the historic features of the site, minimize disturbance necessary for their implementation, and remain consistent with the historic “feel” of the farmstead— through design and the use of appropriate materials according to the guidelines provided by SOI Standards for the Treatment for Historic Properties (National Park Service, 1995)

An open lawn area southwest of the farmhouse would be the setting for outdoor public and private gatherings such as weddings, reunions, weekly farmers’ markets, festivals, small concerts, and the like. From this 1/2-acre square lawn, views to the east would include the historic farmhouse against the dramatic backdrop of Mount Si. Views to the west would be of the pasture and grazing cattle. If the lawn were perched slightly (2 to 3 feet) above the meadow (using a rustic stone wall), fencing between the gathering lawn and the pasture would not be necessary - providing the sense that the user was within the meadow itself.

Vegetation

Meadow/Pasture. See “Pasture” section above.

Riparian Forest. The natural area in the southeast corner of the site is currently afflicted by significant invasive plant communities and by cattle trampling the right bank of Ribary Creek, particularly in the area of the underpass (SR 202). An excellent opportunity exists in this riparian corridor to improve wildlife habitat. First, cattle should be restricted from this area. Second, invasives species such as blackberry should be removed, replaced with native shrub and tree species, and managed to limit the re-establishment of invasives. These recommendations are part of Phase I proposed for the Central Meadow.

It is important that any design and engineering of stormwater/flood conveyance, if approved by the City for integration into the site, minimize disturbance of existing native vegetation, particularly along the left bank of Ribary Creek. The large, mature riparian trees (cottonwood species) and native understory vegetation should be preserved.

Wetlands/Stream. The riparian wetland along Ribary Creek is degraded in several areas due to unrestricted cattle access, which has resulted in vegetation damage and soil erosion. Restricting cattle from the creek and riparian wetland (see Appendices 2 and 4 for location) will allow proposed rehabilitation activities to succeed in areas that have been degraded and stop the threat of disturbance due to trampling in areas that have not been affected. The crescent-shaped wetland has historically been grazed or used for agricultural purposes and is thus a non-regulatory wetland. This wetland will remain as such if it continues to be used for agricultural purposes. If agricultural activities cease for a 5-year period, this wetland will become a regulated wetland and will need to be protected should agricultural activities, such as grazing, resume in the area. Disturbed areas should be replanted with native species in coordination with an applicable local organization, such as the Native Plant Society. Plant species should be selected to match the site's soil type, topographic position, elevation, and surrounding vegetation. Eroded creek banks should be stabilized with a combination of rock and organic material, some of it viable plant material, according to current stream rehabilitation techniques. These rehabilitation recommendations are also part of Phase I for the site.

Trees near Farmhouse. There are several large trees or mature shrubs in the vicinity of the farmhouse. These should be preserved, assuming they are healthy, pose no safety hazards, and have no detrimental effects on the farmhouse structure or its foundation. The managing entity should consult with a certified arborist to analyze these factors and determine which course of action to take with regards to pruning and care. Pruning and selected clearing should be undertaken with emphasis on enhancing the character and aesthetics of the overall farmstead.

Apple Trees. According to local historian and antique apple expert Dave Battey, apple trees that currently exist within the right-of-way along W. North Bend Way are seedlings,



not heirloom trees. Several of their locations have been mapped by local teacher Jack Webber. The remainder of the seedlings need to be mapped, identified if possible, and assessed for size and health. These seedlings were not purposely planted by people; they likely occur from people throwing out their cores or being deposited in bird excrement. However, these seedlings provide a unique opportunity to top-graft heirloom apple species that were once prevalent in the valley. These seedlings currently provide a rootstock

that is difficult to obtain— the nursery trade is almost exclusively dwarf or semi-dwarf. Additionally, the tree trunks are large enough to withstand elk and cattle depredation- a serious consideration to take into account when establishing new fruit trees. This would also result in more historic apple trees - farmers once planted apple trees in their pastures to provide supplemental feed when the fruit dropped. Immature trees were fenced to limit depredation, and once they matured into tall-trunked trees the farmer would remove the bottom branches so that depredation would not be an issue (Dave Battey, 2004).

Several of the seedlings along the right-of-way are growing too close together and should be thinned. Seedlings with trunks smaller than 2½ inches in diameter (2 feet above ground) should be removed and the rootstock replanted to start the proposed “orchard” near the farmhouse. The replanted trees should be watered consistently during the first summer, and grafting should occur only after trees have established. The seedlings should be thinned or planted so that each tree canopy has 30 square feet of growing space (trunks approximately 5 feet on center).

It is recommended that the City of North Bend enter into an agreement with the Meadowbrook Farm Preservation Association, and with Dave Battey in particular, to establish a program for grafting and maintenance of historic apple trees. If historic apple varieties are to be top-grafted to the seedling rootstock, it is preferable that historic apple varieties from the upper Snoqualmie Valley (such as Meadowbrook and Reinig Farms) be used to obtain scionwood (the limbs to be grafted on).

Hedgerows. Vegetation exists along fence lines and rights-of-ways— particularly along W. North Bend Way, SR 202, and the northern boundary of the site. These hedgerows provide valuable habitat for wildlife— from insects, to birds, to bears, which have been known to climb the apple trees along W. North Bend Way. Thinning of the hedgerows along W. North Bend Way is likely necessary to establish the heirloom apple trees discussed previously. Thinning and removal of this vegetation should be kept at a minimum during the construction of gravel trails that are proposed along these rights-of-way. Hedgerow vegetation along the northern boundary of the site should be preserved and enhanced to improve the visual buffer between the Central Meadow and adjacent property owners.

CHAPTER 5 - MANAGEMENT AND MAINTENANCE PLAN

Introduction

Management and maintenance of the Central Meadow at Tollgate Farm will need to be a collaborative effort due to the unique combination and variety of uses proposed for this site. As recommended throughout this report, the formation of a managing entity (such as the Meadowbrook Farm Preservation Association, for example) would provide a managing framework from which multiple partners– including the City (most likely the Parks and Recreation Department) and other private stakeholders (such as recreation associations)- could play a role in the decisions regarding operations and maintenance of the site. To provide a more streamlined management process for the Central Meadow, it is recommended that the City of North Bend request that King County confer ownership of Tollgate Farm lands within the City limits of North Bend. This would divest King County of management and maintenance issues associated with the ownership of this property.

Ballfields and Associated Facilities

Operations and maintenance of the ballfields will require a cooperative agreement between the City and applicable recreation associations. Ballfield maintenance should, at a minimum, be consistent with the standards established by the North Bend Parks and Recreation Department and those of parks departments in the region. Standards should be determined for specific treatments such as mowing, irrigation, fertilization, and pesticide/herbicide application in a manner that does not adversely affect water quality. Notice of fertilization and pesticide/herbicide application should be posted for an appropriate time before, during, and after treatment.

Responsibility for operations and maintenance of facilities associated with the ballfields, including parking, restrooms, play area, and picnic area, should be addressed by a cooperative agreement between the City and user groups as well. It is likely that these would be the responsibility of the Parks and Recreation Department. The building would contain restrooms as well as field maintenance equipment storage. This structure should remain in good repair and in clean and sanitary condition at all times. Items needing repair should be corrected immediately or reported for scheduling. The paved parking lot should be maintained in good condition without cracks, or potholes. Striping is to be clearly visible, and adequate sight distances ought to be maintained. Garbage cans should be routinely emptied and in good condition. Picnic tables and play equipment should be inspected routinely for safety and cleanliness. They should be sturdy and free from graffiti.

Trails

Responsibility for maintenance of the proposed gravel trails for the site needs to be determined. It is likely that these would also be the responsibility of the Parks and Recreation Department. Gravel or wood chip surfaces should be in good condition

without potholes. Trails should be inspected periodically to correct minor surface deficiencies and to schedule major repair needs such as regarding and resurfacing. Trails should be kept free from creeping vegetation and overhanging brush, and adequate sight distances should be maintained. Mowing of the meadow adjacent to the trail (those areas outside of the grazed/mowed pasture) should occur biweekly to monthly during the growing season, and clippings should be left on the ground.

Pasture/Meadow Area

More than 24 acres of pasture would be preserved for cattle grazing and haying. Currently, the open character of the meadow is maintained through these agricultural activities. However, should these activities change or discontinue, strategies to preserve its open character would need to be initiated.

This is due to the fact that in the Snoqualmie Valley, the meadow landscape represents the first step in a succession to a more maturely vegetated landscape– the coniferous forest. Without intervention, this succession would likely begin by the gradual establishment of native woody shrubs, invasive species such as Scotch Broom and Blackberry, and small trees. This is evident on site, occurring in areas around the farmhouse, along the creek, and along fence lines in the rights-of-way where grazing and mowing haven't occurred.

There are several ways to maintain the early successional landscape of the open meadow. These include livestock grazing, mowing, fire, herbicides, and biological controls. The Meadowbrook Farm Plan (RCA/Huitt-Zollars, 1998) can be used as a resource for determining the most appropriate management strategies for maintaining open pasture and provides detail about each of these methods. Even with the continuation of current grazing and haying activities, these alone will not prevent the meadow from being encroached upon by woody plant species along its perimeter.

For the Central Meadow pasture, regular maintenance should continue through grazing and low frequency meadow mowing (hayging). For periodic rehabilitation of the pasture (every 4 to 7 years), burning or plowing is recommended. Open areas outside of the fenced pasture, such as those areas adjacent to trails or surrounding the farmhouse, will need to be mowed more frequently as grazing cannot occur. It is recommended that the proposed managing entity work closely with the KCD for the development of a Farm Plan and guidance on technical assistance regarding the maintenance of the pasture.

Ribary Creek, Wetlands and Forested Area

Adverse impacts to wildlife and vegetation should be minimized in all actions (both during construction and afterward) considered to accommodate potential recreation or agricultural use. Management practices that protect and enhance native species (plants and animals) should be utilized for the creek and associated wetland and forest. Shoreline and riparian vegetation should be protected to control erosion and not degrade water quality. Identification of organizations or educational institutions to supply

volunteer resources would supplement the significant amount of resources (including labor) that are required for the removal of invasive species and the planting of native species in each of these areas.

Ribary Creek

Once initial habitat rehabilitation and enhancement is complete, management and monitoring would be essential for their ongoing success. Upkeep of the cattle fence restricting access to the creek will allow native species to become established.

Monitoring of the rehabilitated streambanks, particularly after flood events, is important to determine whether erosion has resumed.

Wetlands

Once initial habitat rehabilitation and enhancement are complete, management and monitoring would be essential for their ongoing success as well. To the maximum extent practicable, all existing trees, shrubs, and other naturally occurring vegetation (not including invasive species) should be preserved and protected during rehabilitation activities. After initial construction, trail locations within the wetland buffer that become too wet should be transitioned to a boardwalk system.

Easements on three parcels that make up Tollgate Farm are retained by Miller Land & Timber Company for “such purposes as, but not limited to public access, utilities, ingress, egress, storm and surface water conveyance and/or management, and wetland preservation and/or mitigation” (Statutory Warranty Deeds between the grantee– the Trust for Public Land, interim owner, and the grantor– Miller Land & Timber Company). It is likely that a portion of the costs associated with wetland rehabilitation would be available from mitigation required for the development of the proposed Western Employment Park.

Forest

Management and maintenance of the forest after initial rehabilitation activities should be minimal. Monitoring of invasive species removal success around the perimeter of the forest and establishment of native species would be necessary.

Farmhouse and Farmstead Area

The plan for the farmhouse is to have it rehabilitated, and a rehabilitation plan is being developed for the house that should address operations and maintenance issues as well.

Responsibility for operations and maintenance of facilities associated with the farmhouse and farmstead need to be determined. Phase I for the area surrounding the farmhouse would have little to no development occurring except for improvements to the farmstead, including the removal of invasive species near the farmhouse and entry drive. Monthly mowing of the areas that are outside of the grazed/mowed pasture should occur biweekly to monthly, and clippings should be left on the ground. This should discourage the return of invasive plant communities after their initial removal. Current agricultural activities would continue to occur but with the benefit of improved facilities such as new fencing,

gates, holding pens, and improved equipment sheds as determined by the identified managing entity for agricultural operations.

The gravel surface of the current access drive and lot should be kept in good condition without potholes. The access road and lot should be inspected periodically to correct minor surface deficiencies and to schedule major repair needs such as regarding and resurfacing. Public use will continue to be restricted at this drive due to safety issues related to ingress and egress from SR 202.

Should Phase II for the farmstead be implemented, operations and maintenance of these facilities will need to be determined and likely fall under the responsibility of the Parks and Recreation Department as well.

CHAPTER 6 - IMPLEMENTATION

This Master Plan Report provides recommendations for uses based on the goals of the Committee/Commission as determined during the master planning process. There are four different use areas of the Central Meadow as proposed, each of which could be implemented, managed, and maintained separately: the pasture, farmstead, forest and riparian area, and multi-use field areas. Further guidance for management decisions of each area will need to come from a designated managing entity, whether it is the Parks Commission, Parks Department, or proposed preservation association made up of interested stakeholders.

Management

This Master Plan recommends that the Commission and Committee form a Tollgate Farm Preservation Association (similar to that of nearby Meadowbrook Farm) from appropriate stakeholders, in order to manage a successful farm for the City of North Bend. It has also been recommended that the managing entity work closely with the KCD for the development of a Farm Plan. A sub-committee containing a representative from the Soccer Association, Little League and/or other applicable youth league associations, and Parks and Recreation Department would concentrate on the management of the multi-use field area.

Capital Development

Funding for the development of trails, pasture, improvements to the farmstead, and rehabilitation of wetlands, riparian forest, and Ribary Creek would be from a combination of grants, development mitigation funds, the City of North Bend, and possible donations. Due to uncertain funding sources for capital development, elements of the Preferred Site Plan and Final Draft Master Plan Report have been prioritized into two phases, with costs associated with each summarized in Chapter 7, Budget-level Cost Estimates.

Funding for the development of multi-use fields would be a combination of private recreation money, grants, the City of North Bend, and possible donations. See Appendix 19 for letters of intent from both the Snoqualmie Valley Little League and Snoqualmie Valley Youth Soccer Association. It is recommended that the City of North Bend initiate discussion with the Si View Metropolitan Park District (MPD) with regard to the funding of development and maintenance of multi-use fields at Tollgate Farm. The Si View MPD was approved through ballot Proposition 1 in 2002 with all the powers provided in Chapter 35.61 RCW, including, but not limited to, the authority to levy a general tax on all property located in the District each year not to exceed seventy-five cents per thousand dollars of assessed valuation.

Maintenance and Operations

Maintenance and operations of the pasture and farmstead could be funded in part by revenue generated from the lease of the land or through a cooperative agreement between

the City and the lessee, as determined by the proposed preservation association (or other appropriate managing entity).

Maintenance of the multi-use field area would likely be funded in a variety of ways. The multi-use fields would be maintained through cooperative agreements among the Snoqualmie Valley Youth Soccer Association, Snoqualmie Valley Little League and/or other applicable youth league associations, and the North Bend Parks and Recreation Department. See Appendix 19 for letters of intent from these two associations. Revenue generated from user fees would offset costs for the active recreation area. Likewise, if future options for the farmstead are implemented, revenue generated from private events (such as weddings) and community events (such as a farmers' market) would supplement costs for maintenance of this area.

Due to the varied uses and improvements proposed for the site, management, capital development, and maintenance and operations of the different elements will be complex. It is expected that site management objectives will need periodic adjustment to meet the goals and the funding challenges for the Tollgate Farm Central Meadow.

CHAPTER 7 - BUDGET LEVEL COST ESTIMATE

The following table provides a cost estimate for both capital and maintenance of the elements as proposed in the Preferred Site Plan and the Final Draft Master Plan Report.

These elements are divided into Phase I and Phase II. In summary:

Phase I includes:

- Multi-use fields and associated facilities (parking, restrooms, play area, and picnic area).
- Gravel trail system.
- Heirloom apple tree rehabilitation.
- Pasture delineation and fence.
- Farmhouse rehabilitation.
- Farmstead improvements including removal of invasive species near the house, tree pruning, gravel lot, and access drive improvements.
- Riparian wetland enhancement.
- Ribary Creek stream rehabilitation.
- Invasive species removal and native species revegetation associated with Ribary Creek and the forest.

Phase II includes:

- Farmstead developments including public lawn area, gravel and reinforced grass parking area, heirloom orchard, farmers' market area, and historic gardens.

Table 7.1 Budget Level Cost Estimate

TOLLGATE FARM- CENTRAL MEADOW
COST ESTIMATE FOR PREFERRED SITE PLAN
BUDGET YEAR 2004 DOLLARS

Notes:

Costs reflect materials and labor.

Elements with an *asterisk assume reduced costs due to volunteer labor hours.

Operations & Maintenance costs reflect labor and materials.

<u>Area (Elements)</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Capital Cost</u>	<u>O&M Cost/Year</u>
PHASE I					
Multi-use Field Area					
Clearing and grubbing	10	AC	\$ 4,000.00	\$ 40,000	
Site grading	30,000	CY	\$ 3.00	\$ 90,000	
Erosion control (allowance)	1	LS	\$ 20,000.00	\$ 20,000	
Drainage	200,000	SF	\$ 0.50	\$ 100,000	
Strip/stockpile/replace topsoil (6" depth)	4,000	CY	\$ 6.00	\$ 24,000	
Seeding (hydroseeding)	10	AC	\$ 4,000.00	\$ 40,000	
Irrigation	200,000	SF	\$ 0.40	\$ 80,000	
Backstops	2	EA	\$ 25,000.00	\$ 50,000	
TOTAL				\$ 444,000	\$40,000
Parking Area					
Clearing and grubbing	3	AC	\$ 4,000.00	\$ 10,000	
Site grading	7,500	CY	\$ 3.00	\$ 22,500	
Erosion control (allowance)	1	LS	\$ 5,000.00	\$ 5,000	
Drainage	45,000	SF	\$ 0.25	\$ 11,250	
Asphalt pavement	5,000	CY	\$ 12.00	\$ 60,000	
Curbs	2,000	LF	\$ 16.00	\$ 32,000	
Planting-trees in lot (2' cal.)	60	EA	\$ 225.00	\$ 13,500	
Planting-vegetative screening	250	EA	\$ 40.00	\$ 10,000	
Seeding (hydroseeding)	2	AC	\$ 4,000.00	\$ 8,000	
Signage	1	EA	\$ 3,000.00	\$ 3,000	
Gate	1	EA	\$ 1,000.00	\$ 1,000	
Bike racks	1	EA	\$ 750.00	\$ 750	
Trash receptacles	4	EA	\$ 300.00	\$ 1,200	
Benches (for parking, picnic, play area)	4	EA	\$ 750.00	\$ 3,000	
Crosswalk striping	1	LS	\$ 250.00	\$ 250	
TOTAL				\$ 181,450	\$15,000

Play Structure

Site grading- contained in Parking Area	0	SF	\$	-	\$	-	
Equipment- in place	1	EA	\$	40,000.00	\$	40,000	
Curb edging	150	LF	\$	10.00	\$	1,500	
Mulch (wood chips- 4" deep)	150	CY	\$	6.00	\$	900	
TOTAL					\$	42,400	\$1,500

Picnic Areas

Site Grading- contained in Parking Area	0	SF	\$	-	\$	-	
Tables	11	EA	\$	800.00	\$	8,800	
TOTAL					\$	8,800	\$1,500

Structure

4 Toilet Restroom & Maint. Shed	800	SF	\$	175.00	\$	140,000	
Concrete plaza area	2,500	SF	\$	8.00	\$	20,000	
TOTAL					\$	160,000	\$7,000

Trails

Primary loop gravel trails- grading	1,700	CY	\$	3.00	\$	5,100	
Primary loop gravel trails- 6-8' wide	3,700	LF	\$	10.00	\$	37,000	
Frontage gravel trails- grading	1,600	CY	\$	3.00	\$	4,800	
Frontage gravel trails- 6-8' wide	3,500	LF	\$	10.00	\$	35,000	
Historic Wagon Road Trail- grading	120	CY	\$	3.00	\$	360	
Historic Wagon Road Trail- 6-8' wide	400	LF	\$	10.00	\$	4,000	
Spur gravel trails- grading	130	CY	\$	3.00	\$	390	
Spur gravel tails- 6-8' wide	440	LF	\$	10.00	\$	4,400	
Secondary mulch trails- grading	200	CY	\$	3.00	\$	600	
Secondary mulch trails- 4-6' wide	1,100	LF	\$	3.00	\$	3,300	
Raised trail at underpass	1	LS	\$	15,000.00	\$	15,000	
Bridge over creek	1	EA	\$	20,000.00	\$	20,000	
Boardwalks in wet areas (5' wide)	400	LF	\$	75.00	\$	30,000	
TOTAL					\$	159,950	\$10,000

Infrastructure - costs from City of North Bend Public Works Dept.

Sewer- service lines and pumps	2	LS	\$	50,000.00	\$	100,000	
Water- Boring under RR tracks	1	LS	\$	15,000.00	\$	15,000	
Water- 800' water main extension	1	LS	\$	80,000.00	\$	80,000	
Water- Ballfield service line	1	LS	\$	2,000.00	\$	2,000	
TOTAL					\$	197,000	

Pasture

Wire fence	3,200	LF	\$	8.00	\$	25,600	
Wood fence	750	LF	\$	30.00	\$	22,500	
TOTAL					\$	48,100	\$0

Heirloom apple tree rehabilitation

Identification (~20 trees)*	1	LS	\$	1,000.00	\$	1,000	
Clearing/thinning*	1	LS	\$	750.00	\$	750	
Grafting/materials & labor*	1	LS	\$	2,500.00	\$	2,500	
Fencing/tree protection	20	EA	\$	200.00	\$	4,000	
Interpretive signage	2	EA	\$	2,500.00	\$	5,000	
TOTAL					\$	13,250	\$2,500

Farmhouse Rehabilitation & Interpretation

SEPARATE BUDGET

Farmstead

Arborist/pruning	1	LS	\$	2,000.00	\$	2,000	
Invasive removal/clearing	2	AC	\$	6,000.00	\$	12,000	
Parking lot grading	1	LS	\$	4,000.00	\$	4,000	
Parking lot gravel	200	CY	\$	28.00	\$	5,600	
Interpretive signage	1	LS	\$	1,000.00	\$	1,000	
Entry gate	1	EA	\$	1,000.00	\$	1,000	
Cattle fencing/gates	1,400	LF	\$	7.00	\$	9,800	
TOTAL					\$	33,400	\$5,000

Riparian Forest

Wetland Mitigation/native planting (.5 ac)*	1	LS	\$	15,000.00	\$	15,000	
Creek rehabilitation- native planting (.4 ac)*	1	LS	\$	12,000.00	\$	12,000	
Creek rehabilitation- bank stabilization*	500	LF	\$	50.00	\$	25,000	
Invasive removal around perimeter (1 ac)*	1	LS	\$	6,000.00	\$	6,000	
Native planting around perimeter (1 ac)*	1	LS	\$	25,000.00	\$	25,000	
Upland forest extension (1.5 ac)*	1	LS	\$	35,000.00	\$	35,000	
TOTAL					\$	118,000	\$5,000

PHASE I SUBTOTAL**\$1,406,350****\$87,500**

Mobilization (10%)

\$ 140,635

Design, Engineering, Permitting (15% of total)

\$ 210,953

PHASE I TOTAL**\$ 1,757,938**

PHASE II**Farmstead**

Gravel road-grading	300	CY	\$	3.00	\$	900	
Gravel road- gravel	250	CY	\$	28.00	\$	7,000	
Reinforced grass parking	7,000	SF	\$	16.00	\$	112,000	
Heirloom orchard trees- prep./grafting/planting	50	EA	\$	200.00	\$	10,000	
Tree irrigation- drip	50	EA	\$	100.00	\$	5,000	
Trails- gravel (4' wide)	500	LF	\$	12.00	\$	6,000	
Farmers' market area- grading	200	CY	\$	3.00	\$	600	
Farmers' market area (reinforced grass)	5,000	SF	\$	16.00	\$	80,000	
Historic garden beds-topsoil	100	CY	\$	26.00	\$	2,600	
Historic garden beds-irrigation	1,800	SF	\$	1.50	\$	2,700	
Gathering area lawn- grading	1,200	CY	\$	3.00	\$	3,600	
Gathering area lawn- topsoil	370	CY	\$	26.00	\$	9,620	
Gathering area lawn- irrigation	20,000	SF	\$	0.40	\$	8,000	
Interpretive signage	2	EA	\$	2,500.00	\$	5,000	
Rustic stone wall (2-3' ht.)	185	LF	\$	80.00	\$	14,800	
PHASE II SUBTOTAL					\$	267,820	\$15,000
Mobilization (10%)					\$	26,782	
Design, Engineering, Permitting (15% of total)					\$	40,173	
PHASE II TOTAL					\$	334,775	\$15,000
GRAND TOTAL					\$	2,092,713	\$102,500

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Note: Photographs in this report taken by EDAW staff or used courtesy of City of North Bend or Jack Webber.

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